

# Dusty Rhodes, Hamilton County Auditor

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## Property Report


**Parcel ID**  
208-0056-0141-00

**Address**  
2939 EGGERS PL

**Index Order**  
Parcel Number

**Tax Year**  
2019 Payable 2020

### Property Information

<b>Tax District</b> 001 - CINTI CORP-CINTI CSD		<b>Images/Sketches</b> 
<b>School District</b> CINCINNATI CSD		
<b>Appraisal Area</b> 04400 - WESTWOOD	<b>Land Use</b> 510 - SINGLE FAMILY DWLG	
<b>Owner Name and Address</b> BYWATER JOHN T 2939 EGGERS PL CINCINNATI OH 45211 <i>(call 946-4015 if incorrect)</i>	<b>Mailing Name and Address</b> BYWATER JOHN T 2939 EGGERS PL CINCINNATI OH 45211 <i>(call 946-4800 if incorrect)</i>	
<b>Assessed Value</b> 25,080	<b>Effective Tax Rate</b> 83.385380	<b>Total Tax</b> \$1,208.98
<b>Property Description</b> 2939 EGGERS PL 50 X 175 LOT 8 HERMAN EGGERS EST		

Appraisal/Sales Summary	
Year Built	1924
Total Rooms	7
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	1
Last Sale Date	9/18/2019
Last Sale Amount	\$0
Conveyance Number	214977
Deed Type	LE - Limited Warranty Deed (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.201

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	No
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	16,590
CAUV Value	0
Market Improvement Value	55,050
Market Total Value	71,640
TIF Value	0
Abated Value	0
Exempt Value	0
<b>Taxes Paid</b>	\$1,208.98
Tax as % of Total Value	2.576%

### Notes

### Structure List

Structure Name	Finished Sq. Ft.	Year Built
One Story	2,125	1924

### Residential Appraisal Data

Attribute	Value	Attribute	Value
Style	Conventional	Stories	1.0
Grade	Good	Year Built	1924
Exterior Wall Type	Brick	Finished Square Footage	2,125
Basement Type	Part Basement	First Floor Area (sq. ft.)	1,626
Heating	Base	Upper Floor Area (sq. ft.)	0
Air Conditioning	Central	Half Floor Area (sq. ft.)	499
Total Rooms	7	Finished Basement (sq. ft.)	950
# of Bedrooms	3		
# of Full Bathrooms	1		
# of Half Bathrooms	1		
# of Fireplaces	0		
Basement Garage - Car Capacity	0.0		

### Improvements

Improvement	Measurements	Year Built
Open Masonry Porch	208	

**Proposed Levies**

Levy	Levy Type	Mills	Current Annual Tax	Estimated Annual Tax	Note
Cincinnati CSD - Emergency (\$48,000,000)	Renewal	7.34	\$189.35	\$184.09	C, D

**No Passed Levies Found**

This is an estimated levy payment based on the current value of your property. Actual tax amounts per tax year may vary based on changes in property valuation and based on whether a parcel receives any abatement, credit, or reduction during the levy period.

Effective for the tax year 2005, Ohio's biennial budget bill, Amended Substitute House Bill 66, signed by the Governor on June 30, 2005, terminates the 10 percent real property tax rollback for the commercial and industrial classes of property, and agricultural property used for the commercial production of timber.

Effective for the tax year 2013, Ohio's biennial budget bill, House Bill 59, signed by the Governor on June 30, 2013, terminates the 10 percent real property tax rollback and the 2.5 percent homestead credit on all additional or replacement levies passed at the November 5, 2013 election or after. As a result of this legislation, those same levies will not qualify for the stadium tax credit.

Existing and renewal levies, as well as levies passed at the May 7, 2013 and August 6, 2013 elections will qualify for the credits. Residential and most agricultural properties with qualifying levies will receive what is now the Non-Business Credit Rollback Factor. Owner occupied residential dwellings with qualifying levies will receive what is now the Owner Occupancy Credit Rollback Factor, as well as the stadium tax credit.

**Transfer History**

Year	Conveyance #	Selling Price	Sale Date	Previous Owner	Current Owner
2019	214977	0	9/18/2019	BYWATER JOHN T & SUZANNE M	BYWATER JOHN T
1970	0	0	1/1/1970	SEE OWNERSHIP CARD	BYWATER JOHN T

**Value History**

Tax Year	Assessed Date	Land	Improvements	Total	CAUV	Reason for Change
2017	11/15/2017	16,590	55,050	71,640	0	120 Reappraisal, Update or Annual Equalization
2014	9/20/2014	19,260	67,970	87,230	0	120 Reappraisal, Update or Annual Equalization
2011	9/4/2011	20,060	70,800	90,860	0	120 Reappraisal, Update or Annual Equalization
2008	9/27/2008	23,030	94,470	117,500	0	120 Reappraisal, Update or Annual Equalization
2005	9/21/2005	23,500	96,400	119,900	0	120 Reappraisal, Update or Annual Equalization
2002	10/8/2002	20,300	98,300	118,600	0	120 Reappraisal, Update or Annual Equalization
1999	11/6/1999	18,700	90,500	109,200	0	120 Reappraisal, Update or Annual Equalization
1996	1/1/1996	10,700	86,900	97,600	0	110 Miscellaneous

**Board of Revision Case History**

Case Number	Date Filed	Withdrawn	**Counter Complaint Filed	*Hearing Date/Time	Value Challenged	Value Requested	Value Decided by BOR	***Date Resolved
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\*Once your hearing has been scheduled, you will receive a **Notice of Hearing** by certified mail, and the Scheduled Hearing Date and Time will be populated on this page.

\*\*A counter-complaint may be filed by a party with interest in the value of your property, such as the Board of Education, if you request a decrease of \$50,000 or more in market value.

\*\*\*Please allow four to six weeks to receive your **Notice of Result** by certified mail and to see your result on this page. Your Notice will contain basic facts about appealing your Board of Revision decision, should you wish to do so.

**Payment Information**

**ROBERT A. GOERING, TREASURER**

**Tax Overview**

<b>Mail Payments to:</b>	Hamilton County Treasurer 138 E. Court Street, Room 402 Cincinnati, Ohio 45202	Tax Lien Pending	No
<b>Tax District:</b>	001 - CINTI CORP-CINTI CSD	Tax Lien Sold	No
<b>Current Owner(s)</b>	BYWATER JOHN T	Full Rate	113.120000
<b>Tax Bill Mail Address</b>	BYWATER JOHN T 2939 EGGERS PL CINCINNATI OH 45211	Effective Rate	83.385380
		Non Business Credit	0.085868
		Owner Occupancy Credit	0.021467
		Certified Delinquent Year	
		Delinquent Payment Plan	No
		TOP (Treasurer Optional Payment)	\$0.00
		<b>Note: May represent multiple parcels</b>	

**Taxable Value**

<b>Land</b>	5,810
<b>Improvements</b>	19,270
<b>Total</b>	25,080

**Current Year Tax Detail**

**Current Year Tax Detail**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Real Estate</b>			\$1,418.52		\$1,418.52	
<b>Credit</b>			\$372.87		\$372.87	
<b>Subtotal</b>			\$1,045.65		\$1,045.65	
<b>Non Business Credit</b>			\$89.79		\$89.79	
<b>Owner Occupancy Credit</b>			\$21.19		\$21.19	
<b>Homestead</b>			\$325.65		\$325.65	
<b>Sales CR</b>			\$9.94		\$9.94	
<b>Subtotal</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$599.08</b>	<b>\$0.00</b>	<b>\$599.08</b>	<b>\$0.00</b>
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Real Estate Paid</b>	\$0.00		\$599.08		\$599.08	
<b>Real Estate Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Special Assess Paid</b>	\$0.00		\$10.82		\$0.00	
<b>Special Assess Owed</b>	\$0.00		\$0.00		\$0.00	
<b>Total Due</b>	\$0.00		\$609.90		\$599.08	
<b>Total Paid</b>	\$0.00		\$609.90		\$599.08	
<b>Unpaid Delq Contract</b>	\$0.00		\$0.00		\$0.00	
<b>Total Owed</b>	<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>	

**Special Assessment Detail for 55-060 CINCINNATI - Urban Forestry**

	Prior Delinquent	Adj. Delinquent	1st Half	Adj. 1st Half	2nd Half	Adj. 2nd Half
<b>Charge</b>	\$0.00	\$0.00	\$10.82	\$0.00	\$0.00	\$0.00
<b>Interest/Penalty</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Paid</b>	\$0.00		\$10.82		\$0.00	
<b>Owed</b>	\$0.00		\$0.00		\$0.00	

**Payment Information for Current And Prior Year**

Date	Half	Prior	1st Half	2nd Half	Surplus
7/9/2020	2 - 2019	\$0.00	\$0.00	\$599.08	\$0.00
1/23/2020	1 - 2019	\$0.00	\$609.90	\$0.00	\$0.00
6/12/2019	2 - 2018	\$0.00	\$0.00	\$600.18	\$0.00
1/29/2019	1 - 2018	\$0.00	\$611.00	\$0.00	\$0.00
6/20/2018	2 - 2017	\$0.00	\$0.00	\$566.92	\$0.00
1/30/2018	1 - 2017	\$0.00	\$576.70	\$0.00	\$0.00
6/20/2017	2 - 2016	\$0.00	\$0.00	\$764.57	\$0.00
1/30/2017	1 - 2016	\$0.00	\$774.35	\$0.00	\$0.00
6/23/2016	2 - 2015	\$0.00	\$0.00	\$692.33	\$0.00
1/29/2016	1 - 2015	\$0.00	\$702.12	\$0.01	\$0.00

**Information believed accurate but not guaranteed. Treasurer disclaims liability for any errors or omissions**

**Tax Distribution Information**

Market Value		Assessed Value (35%)		Tax Rate Information	
Land	16,590	Land	5,810	Full Tax Rate (mills)	113.120000
Building	55,050	Building	19,270	Reduction Factor	0.262860
<b>Total</b>	<b>71,640</b>	<b>Total</b>	<b>25,080</b>	Effective Tax Rate (mills)	83.385380
				Non Business Credit	0.085868
				Owner Occupancy Credit	0.021467

**Tax Calculations**

**Half Year Tax Distributions**

Gross Real Estate Tax	\$2,837.04
- Reduction Amount	\$745.74
- Non Business Credit	\$179.58
- Owner Occupancy Credit	\$42.38
- Homestead	\$651.30
Half Year Real Taxes	\$609.02
- Sales Tax Credit	\$9.94
+ Current Assessment	\$0.00
+ Delinquent Assessment	\$0.00
+ Delinquent Real Estate	\$0.00
Semi Annual Net	\$599.08

School District	\$386.37
Township	\$0.00
City/Village	\$89.14
Joint Vocational School	\$0.00
County General Fund	\$16.17
Public Library	\$15.03
Family Service/Treatment	\$2.33
HLTH/Hospital Care-Indigent	\$11.69
Mental Health Levy	\$11.28
Developmental Disabilities	\$27.05
Park District	\$8.04
Crime Information Center	\$1.14
Children Services	\$29.09
Senior Services	\$9.27
Zoological Park	\$2.42

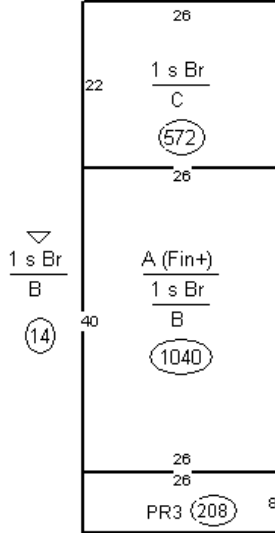
This shows the most recent tax bill calculation which normally occurs in early December and May. However, adjustments or corrections may have been applied to the tax bill after the initial tax calculation. Go to the Payment Detail tab to view any corrections or adjustments occurring after the initial tax calculation.

**Parcel Photo**



**Parcel Sketch**

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**Special Assessments**

Project	Ord/Res	Description	Certified	End Year	Payoff Amount
55-060		CINCINNATI - Urban Forestry	8/20/2019	2099	\$0.00

**Related Names**

Name	Relationship	Status
BYWATER JOHN T	Parcel Owner	Current